

DOYLESTOWN BOROUGH PLANNING COMMISSION COMPREHENSIVE PLAN

AUGUST 9, 2022 MEETING MINUTES

The special meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on August 9, 2022. Members present were as follows:

James Lannon, Chair
Gus Perea, Vice Chair
Kim Jacobsen
Karyn Hyland, Director of Building and Zoning
Phil Ehlinger, Deputy Borough Manager

Also present were Mayor Noni West, Council Members Wendy Margolis, Jennifer Jarrett, Ben Bell, and Larry Browne.

CALL TO ORDER: The meeting was called to order at 7:30 pm by Mr. Lannon, followed by the Pledge of Allegiance.

MEETING MINUTES from the July meeting were not approved due to the lack of a quorum.

COMPREHENSIVE PLAN DISCUSSION

- Metroquest Survey – The presentation was reviewed screen by screen. On the first screen, no significant changes were made. Ms. Lynn Bush, was not present, however she sent some suggestions along. She suggested changing the language on this slide to say plans are being made for the future and resident input is valued. Additional edits were made to other wording choices and grammatical errors.

On the 2nd slide, there was a lengthy discussion on various terms used on the slide under the options for “housing opportunities”, including “work force housing.” On this slide, it was noted it may be more appropriate to use a photo of Burpee Park versus an image of the Doylestown Cemetery. Ms. Bush offered some suggestions (via email) for re-wording some of the sections on this slide. Under the heading for Arts and Cultural resources, it was suggested the photo be changed from Fonthill to the Mercer or Michener museums. Wording on most of the options for the second slide was edited to sound more neutral in terms of what is being asked or described.

On the 3rd slide, Ms. Bush mentioned there was a problem with the survey not working well on iOS or other mobile platforms. Mobile testing will be done by the BCPC to ensure there is no issue when the survey is distributed.

On the 4th screen, several changes were made including how the questions were asked. This is a more traditional survey screen to allow one to select multiple options. The wording “central business district” vs a broader scope of the “business district” resulted in a lengthy discussion. Inclusivity for the entire business district should be a goal of the survey.

On the 5th screen, Ms. Jacobson doesn’t agree with the wording about engaging a diverse group of residents on the pop-up box. She doesn’t believe the word “diverse” is necessary. Ms. Jacobson also suggested there be a way to forward the link to other stakeholders who may not be aware of the survey in the pop-up box. It was noted by the BCPC this is already included on the final page of the survey. Ms. Hyland wanted to revisit how people who answer the survey can be identified, i.e., business owner, resident, etc.

- Survey Distribution – The Planning Commission would like the survey to be finalized after the next month’s meeting. No date has been set as a deadline. 3 weeks is an acceptable time for the survey to be active.
- Branding and Promotion – No comment of substance from the commission to this section of the survey.

PUBLIC COMMENT

- Nick Forte of Woodbridge Lane in Lantern Hill questioned the percentage of homeownership (homeowner vs. rental) and questioned why the multi-story properties are placed away from public transit. The BCPC responded the survey is general and there are opportunities to comment and give specific examples and ideas that need to have more attention given to them.
- Larry Browne of Doylestown Borough had comments regarding comment boxes and the map of the Borough. Could these items be changed in some way to make them more obvious?
- Jennifer Jarrett of West Court Street had specific suggestions for wording changes on the historic preservation category. Ms. Jarrett also questioned the photo for the housing option, perhaps instead of an accessory dwelling, a more traditional housing style could be used. Ms. Jarrett offered alternative wording options for the section of Historic Preservation on the second slide.
- Ben Bell of Linden Avenue commented on the categories (on screen 2) that allow residents to address quality of life issues such as light and noise pollution. The commission agreed, however, there was some difficulty determining what quality of life means related to this survey.
- Judith Stratton of Ashland Street wants more about trees under the section of Conservation on the second slide. It was noted the tree canopy is mentioned later in the survey.
- Steve Nelson of East Street also spoke in support of the tree canopy. Additionally, he wanted more about storm water management included in the survey.
- Noni West, Ward 1, commented on the comment regarding parking. She encouraged using more neutral language.

ADJOURNMENT: There being no further business, on a motion from Mr. Lannon, seconded by Mr. Perea, the Commission adjourned at 9:37 pm.

Respectfully submitted,
Erika Fellman
Meeting Minutes Secretary